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Tender

## **Construction of Darran Road Extra Care, Residential Care and Over 55s Accommodation (48 Units)**

Linc-Cymru Housing Association Ltd

F02: Contract notice

Notice identifier: 2024/S 000-015045

Procurement identifier (OCID): ocds-h6vhtk-0458de

Published 10 May 2024, 3:54pm

The closing date and time has been changed to:

**17 June 2024, 12:00pm**

See the [change notice](#).

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Linc-Cymru Housing Association Ltd

387 Newport Road

Cardiff

CF24 1GG

#### **Email**

[procurement@linc-cymru.co.uk](mailto:procurement@linc-cymru.co.uk)

#### **Telephone**

+44 2920473767

**Country**

United Kingdom

**NUTS code**

UKL - Wales

**National registration number**

IP25555R

**Internet address(es)**

Main address

<http://www.linc-cymru.co.uk>

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0650](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0650)

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://etenderwales.bravosolution.co.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etenderwales.bravosolution.co.uk/>

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://etenderwales.bravosolution.co.uk/>

**I.4) Type of the contracting authority**

Body governed by public law

## **I.5) Main activity**

Housing and community amenities

## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Construction of Darran Road Extra Care, Residential Care and Over 55s Accommodation (48 Units)

Reference number

LCPS1123/NA

#### **II.1.2) Main CPV code**

- 45211000 - Construction work for multi-dwelling buildings and individual houses

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Construction of a forty-eight (48) unit New Build development consisting of twenty-five (25) extra care apartments, 15 (fifteen) residential care apartments and eight (8) bungalows for customers over the age of 55.

#### **II.1.5) Estimated total value**

Value excluding VAT: £13,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work

- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45215214 - Residential homes construction work
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215210 - Construction work for subsidised residential accommodation

### **II.2.3) Place of performance**

NUTS codes

- UKL15 - Central Valleys

Main site or place of performance

Mountain Ash, Rhondda Cynon Taf

### **II.2.4) Description of the procurement**

The Contracting Authority, as defined in accordance with the Public Contract Regulations 2015 as amended, for this contract opportunity is Pobl Development Limited ('PDL'). Accordingly, the Tendering Organisation successful in the procurement process will enter into a contract with PDL.

Linc-Cymru Housing Association Limited ('Linc') is conducting the procurement process on behalf of PDL.

Linc is seeking a suitably qualified, experienced, and skilled contractor to construct a forty-eight (48) unit New Build development consisting of twenty-five (25) extra care apartments, 15 (fifteen) residential care apartments and eight (8) bungalows for customers over the age of 55. The construction, together with all associated external works, drainage, and mains service connections (including all adoptions) is to be delivered providing a fully completed and compliant development.

The development of the forty (40) unit care block is to be delivered over three (3) floors including a commercial kitchen, communal laundry room, assisted bathroom, sensory room, hair salon, communal lounge, dining areas and day to day management facilities. The apartment block and eight (8) bungalows must all be constructed using a Modern Method of Construction (MMC), be all-electric (non-fossil fuel) and be to BREEAM 'Excellent'.

### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

**II.2.6) Estimated value**

Value excluding VAT: £13,000,000

**II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

25

This contract is subject to renewal

No

**II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

As stated in the Procurement Documents.

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: No

**II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

As stated in the Procurement Documents.

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

As stated in the Procurement Documents.

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Restricted procedure

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

### **IV.2) Administrative information**

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Originally published as:

Date

10 June 2024

Local time

12:00pm

Changed to:

Date

17 June 2024

Local time

12:00pm

See the [change notice](#).

**IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

24 June 2024

**IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

**IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 3 (from the date stated for receipt of tender)

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

NOTE: eTenderWales is being used for this procurement process and guidance on the system of the system is available as follows:

> Registration: [https://www.linc-cymru.co.uk/media/1327/etw\\_sup\\_reg\\_guide\\_v1-0.pdf](https://www.linc-cymru.co.uk/media/1327/etw_sup_reg_guide_v1-0.pdf).

> Submitting Tender Submissions: [https://www.linc-cymru.co.uk/media/1326/etw\\_sup\\_itt\\_guide\\_v1-0.pdf](https://www.linc-cymru.co.uk/media/1326/etw_sup_itt_guide_v1-0.pdf)

NOTE: The authority is using eTenderwales to carry out this procurement process. To obtain further information record your interest on Sell2Wales at [https://www.sell2wales.gov.wales/search/search\\_switch.aspx?ID=141366](https://www.sell2wales.gov.wales/search/search_switch.aspx?ID=141366)

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

Stated in the Procurement Documents.

(WA Ref:141366)

The buyer considers that this contract is suitable for consortia.

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom